

# DECISION

## Committee of Adjustment Application Number A-86/24



The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 6.20, Table 6.21, Table 6.21 Additional Regulation 1, and Table 5.3 Row 16 of Zoning By-law (2023)-20790, as amended, for **107-109 Waterloo Avenue**, to permit:

- a. a maximum of 6 units on the subject property, when the By-law requires a maximum density of 35 units per hectare [total of 3 units permitted on a 0.07 hectare property];
- b. a minimum front yard setback of 2.06 metres for the proposed second storey addition, and a minimum front yard setback of 5.74 metres for the proposed third storey addition, when the By-law requires a minimum front yard setback of 6 metres;
- c. a buffer strip with a minimum width of 2.37 metres adjacent to the left side lot line, when the By-law requires a 3 metre buffer strip adjacent to interior side and rear lot lines;
- d. a minimum left side yard setback of 2.99 metres, when the By-law requires a minimum interior side yard setback of 7.5 metres where windows of a habitable room face an interior side yard; and
- e. a total of 0 parking spaces on the subject property, when the By-law requires a minimum of 1 parking space per 4 beds for supportive housing use [total of 3 parking spaces required],

be **approved**, with the following condition:

1. That variances A and E only apply for a supportive housing use.

### Reason:


This application is approved, as it is the opinion of the Committee that, with the above noted condition, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

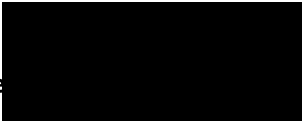
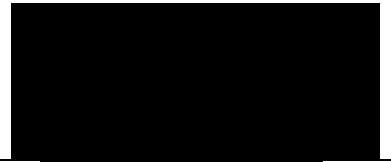
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Committee of Adjustment  
Application Number A-86/24

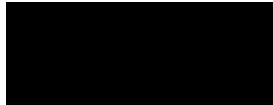
Members of  
the Committee  
of Adjustment  
concurring in  
the decision:



A. Balaban



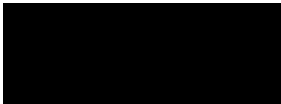
P. Membreño



G. Sayer

**ON LEAVE**

N. Segal

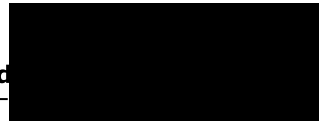


R. Speers

I, Trista Di Lullo, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a hearing held on November 14, 2024.

**Dated: November 20, 2024**

**Signed**



**The last day on which a Notice of Appeal to the Ontario Land Tribunal may be filed is December 4, 2024**

**Committee of Adjustment**  
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